



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



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Director of Planning

August 7, 2007

TO: Sorin Alexanian, Hearing Officer

FROM: Donald Kress, Regional Planning Assistant II  
Land Divisions Section

**SUBJECT: TENTATIVE PARCEL MAP NO. 062348  
AGENDA ITEM NO. 8; August 7, 2007**

**PROJECT BACKGROUND**

As you recall, Tentative Parcel Map No. 062348 is a subdivision proposal to create one multi-family lot with three detached condominium units on 0.51 gross acres, located at 8852 East Greenwood Avenue, San Gabriel, in the Santa Anita/Temple City Zoned District. The proposed project is required to provide a density study and burden of proof to justify the proposed density.

Shortly before the public hearing on May 15, 2007, staff found it necessary to request the applicant provide an infill study to justify the project's density, and an exhibit depicting how front yard setbacks on the same side of the street on the same block were measured to verify compliance with the East Pasadena-San Gabriel Community Standards District (Section 22.44.135 of the Los Angeles County Code). The public hearing was continued to July 10, 2007, to allow the applicant time to provide the requested materials. The applicant submitted the infill study on Monday, July 9. Staff review indicated the infill burden of proof requires revision. The exhibit was not provided.

At the July 10, 2007 hearing, staff recommended the case be continued to August 7, 2007, to allow the applicant time for revision of the burden of proof and preparation of the exhibit. Staff advised the applicant of the result of this hearing by e-mail on July 15 and July 16.

As of August 2, 2007, the applicant had not provided the requested materials.

The applicant did not appear at either the May 15 or July 10 hearing.

No testimony was taken in support of or in opposition to the project at either hearing.

**STAFF EVALUATION AND RECOMMENDATION**

The applicant has not provided the necessary documentation to support his proposal. Thus, staff is not able to make a determination as to whether this proposal's increased density is justified and whether the proposal complies with the East Pasadena-San Gabriel Community Standards District.

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Hearing Officer agrees with staff's evaluation, staff recommends that the applicant be given until August 23, 2007, to submit the requested materials, and that the Hearing Officer continue the public hearing on Tentative Parcel Map No. 062348 to September 11, 2007. If the applicant does not submit the requested materials by the date specified, staff will come to the September 11 hearing with recommendations for denial based on incompatibility with the Los Angeles Countywide General Plan.

SMT:dck  
08/7/07